

# MBOH Multifamily Program Loan Quick Reference Guide

July 6, 2021



Program Highlights	Housing Montana Fund (HMF)	Multifamily Coal Trust Homes Program (CTHP)	Multifamily Conduit Bond Program
Source of Funds / Type of program	Established by the 1999 legislature; accepts contributions, gifts and grants	HB 16 (2019 session) authorized use of Coal Trust funds	Tax-exempt private activity bonds
Eligible Applicants	For-profit, Non-profit, or Governmental entity		
Ownership requirement	Single Asset Entity		
Types of Projects / Eligible Activities	Per ARM Rule 8.111.503 - matching funds, bridge financing, acquisition, preconstruction technical assistance per 90-6-134(4), MCA, land acquisition, land banking, land trusts, short-term site-based housing vouchers	New Construction; Acquisition and/or rehab; Acquisition of land for Multifamily rental homes, including land trusts for rental, mobile or manufactured	Residential rental homes, new, acquisition with rehabilitation, complete living units
Security	Mortgage may or may not be first position	First Mortgage, co-first, or participation	First Mortgage; set by lender
Loan to Development cost	n/a	95% or less, per HB 16	n/a
Loan to Value (LTV)	LTV will be analyzed and additional guarantees may be required		Set by lender
Loan Amounts	Dependent on available funds	Based on LTV (above) and available funding	Available private activity bonds
Loan term	30-year fixed rate maximum	30-year fixed; shorter terms encouraged	Set by lender
Loan rates	See List Below		
Reserve Requirements	Escrows required for all first position loans - Taxes, hazard, operating and replacement reserves		
Underwriting and Fee Limitations	Follows most current Qualified Allocation Plan for Housing Credits. <a href="https://housing.mt.gov/Multifamily-Development/Qualified-Allocation-Plan">https://housing.mt.gov/Multifamily-Development/Qualified-Allocation-Plan</a>		
Origination fee payable to Montana Housing	1% of Mortgage loan amount, due at application		
Compliance fees	Match current compliance fees for Housing Credits		
Affordability Period	Board Approved Term	30 years	15 year minimum, plus 31 years extended use period
Loans serviced by	Montana Housing		

Additional information, terms and conditions found on our website [HOUSING.MT.GOV](https://housing.mt.gov)



## Multifamily Program Loan rates



### \* Housing Montana Fund (HMF)

Loan Rate:

2% if targeting 30% or less AMI households;

3% if targeting from 31% to 50% AMI households;

4% if targeting from 51% to 80% AMI households;

6% if targeting from 81% to 95% AMI households; and

Weighted average rate if targeting multiple ranges. Existing projects will use incomes of tenants at application.

Example:

10 unit property, 5 units @ 30%, 2 units at 50%, 3 units @ 60%

$5 \times .02 = .10$

$2 \times .03 = .06$

$3 \times .04 = .12$

Total = .28 Final rate:  $.28 / 10 = .028$  (2.8%)

### \*\* Multifamily Coal Trust Homes Program (CTHP)

Loan Rate:

1.5625% if targeting 30% or less AMI households;

2.5625% if targeting from 31% to 50% AMI households;

3.5625% if targeting from 51% to 80% AMI households;

5.5625% if targeting from 81% to 95% AMI households; and

Weighted average rate if targeting multiple ranges. Existing projects will use incomes of tenants at application.

Example:

10 unit property, 5 units @ 30%, 2 units at 50%, 3 units @ 60%

$5 \times .015625 = .078125$

$2 \times .025625 = .05125$

$3 \times .035625 = .106875$

Total = .23625 Final rate:  $.23625 / 10 = .023625$  (2.3625%)

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